



SYMBOL & LINE LEGEND

PP	POWER POLE
LP	LIGHT POLE
WP	WATER VALVE
WM	WATER METER
BP	BACKFLOW PREVENTOR
ET	ELECTRICAL TRANSFORMER
EB	ELECTRICAL PULL BOX
EM	ELECTRICAL METER
GM	GAS METER
MH	MANHOLE
CO	CLEANOUT
PH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
AI	AREA INLET
JB	JUNCTION BOX
PIV	POST INDICATOR VALVE
CI	CURB INLET
BSL	BUILDING SETBACK LINE
PL	PROPERTY LINE
EL	EASEMENT LINE
PUE	PUBLIC UTILITY EASEMENT
BL	BUILDING SETBACK LINE
PR	CONCRETE PAVING
PR	H.M.A.C. PAVING
PR	SEAL COAT PAVING
PR	STRUCTURE

CIVIL SITE NOTES:

- THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041, PANEL NO. 0220 E, WITH AN EFFECTIVE DATE OF MAY 16, 2012.
- DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL T&S & ANSI STANDARDS.
- ENHANCED PAVING FOR CONCRETE SIDEWALK RAMPS SHALL CONSIST OF EITHER BRICK PAVES OR STAMPED CONCRETE. COLOR AND PATTERN SHALL BE DETERMINED BY THE OWNER, BUT GREY OR NATURAL CONCRETE COLORS ARE NOT PERMITTED.
- WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 61% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
- NO DETENTION FACILITY IS REQUIRED FOR THE PROPOSED DEVELOPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- THE INTENDED USE FOR THIS DEVELOPMENT IS THE STORAGE AND DISTRIBUTION OF MAIL CONTENTS AND OTHER RELATED MAIL SERVICES.
- WASTEWATER WILL BE GENERATED FROM THIS SITE BY CLEANING/WASHING OF EQUIPMENT OR VEHICLES. A SAND/OIL SEPARATOR WITH SAMPLING PORT SHALL BE INSTALLED WITH THIS PROJECT. HOLDING VESSELS FOR STORAGE OF MOTOR OIL, ANTI-FREEZE, AND OIL FILTERS SHALL BE KEPT IN CONTAINERS AND LOCATED IN AN AREA THAT WILL PREVENT THE RELEASE OF POLLUTANTS INTO THE ENVIRONMENT DURING DISPOSAL, SERVICING, AND/OR A RAINFALL EVENT. SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER BY DEFINITION.
- SEE SHEET C1.0 - EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL.
- THE SITE SHALL BE CONSTRUCTED IN ACCORDANCE TO ALL APPLICABLE FEDEX PROTOTYPICAL DETAILS AND STANDARD SPECIFICATIONS.
- SITE LIGHTING LOCATIONS ARE SCHEMATIC ONLY. REFERENCE M.E.P. DRAWINGS FOR LOCATION AND TYPES OF ALL SITE LIGHTING.
- ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SEE DETAIL ON SHEET C2.1).
- FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).
- SITE LIGHTING, DIRECTIONAL SIGNS, & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEMS WITH THE BUILDING DESIGN CONSULTANT. BUILDING SIGNAGE IS SHOWN SEPARATELY AND MUST COMPLY WITH THE LAND & SITE DEVELOPMENT ORDINANCE AND THE LIMITATIONS APPLICABLE TO THIS DEVELOPMENT PER SECTION 62-564.

UTILITY FLEET SALES SUBDIVISION
(VOL. 8038, PG. 116)
LOT 2R-2, BLOCK ONE
(9.523 ACRES or 415,183 SQ.FT.)
ZONED: INDUSTRIAL
NOW OR FORMERLY
ARC FEBYNTX001, LLC
(VOL. 10744, PG. 227)

PLAN NOTES:

- REFER TO SHEET C0.1 FOR SITE, PARKING, AND CONSTRUCTION NOTES.
- REFER TO MISCELLANEOUS DETAIL SHEET C2.1 & C2.2 FOR SITE & PARKING DETAILS.

PARKING REQUIREMENTS:

ORDINANCE:
OFFICE-1 SPC/300 SQ.FT.
WAREHOUSE (WHOLESALE)
-1 SPC/1000 SQ.FT.
REQUIRED:
OFFICE (4,062 / 300)=13.5
WAREHOUSE (62,043 / 1000)=62.0
TOTAL REQUIRED=76 SPACES
PROVIDED:
REGULAR=181 SPACES
H/C=6 SPACES
TOTAL=187 SPACES

UTILITY DEMAND SUMMARY:

USE	AVG.	PEAK (x4.0)
SEWER (GPD)	8,160	32,640
WATER (gpm)	17	68
IRRIGATION (gpm)		30

UTILITY DEMAND NOTES:

- PEAK WATER SHALL BE DETERMINED BY THE BUILDING CODE FIXTURE COUNT METHOD FOR THIS NEW COMMERCIAL DEVELOPMENT.
- SANITARY SEWER AVERAGE DAILY FLOW WAS DETERMINED BY LAND USE DETERMINATION.
- IRRIGATION DEMAND IS THE PEAK DEMAND AT THE LARGEST ZONE.

METER BANK SIZES:
FeDEX:
METER #1 - (1" METER) - DOMESTIC
METER #2 - (1" METER) - IRRIGATION

SITE SIGN SCHEDULE

NOTES:

- THE SIGNAGE REQUIRED IS NOTED ON THE PLANS.
- SIGNS WILL BE FURNISHED AND INSTALLED BY THE G.C.
- CONTRACTOR SHALL PROVIDE 2" GALVANIZED PIPE SIGN POSTS AS REQUIRED.
- SIGN ON POST

SIGN #	DESCRIPTION	QTY.
2	NO TRESPASSING - 18" x 24" REF. TAPCO PART NO. 373-03902 (FOR PERIMETER FENCE)	4
5	SPEED LIMIT 10 MPH - 12" x 18" REF. TAPCO PART NO. 373-04730	1
10	NO ENGINE IDLING SIGN - 20" x 24" REFERENCE: TAPCO PART NO. 100092 IBS SIGNS PART NO. 11-20240	2

PROPERTY INFORMATION
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PRELIMINARY 90% COMPLETE ISSUED FOR REVIEW ONLY 11/2013

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RABON A. METCALF, P.E. NO. 88583, ON NOVEMBER 20, 2013 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

CIVIL SITE PLAN
SITE & BUILDING EXPANSION

FOR THE
FedEx GROUND DISTRIBUTION CENTER
BRYAN, TX
2799 NORTH EARL RUDDER FREEWAY
LOT 2R-2, BLOCK ONE - UTILITY FLEET SALES
BRYAN, BRAZOS COUNTY, TEXAS

BUILDING SUMMARY

FeDEX: 1-STORY
GROSS AREA = 62,043 SQ.FT.
FIRE CODE: TYPE IIB
HYDRANT: 3 HYDRANTS @ 1,000 GPM (EACH)

CLIENT INFORMATION
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FILENAME: 0511SP1A | SCALE: 1"=30'
SUBMITTED DATE: 11/20/13

DRAWN BY: R.A.M. | CHECKED BY: R.A.M.
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RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
291 - 0511

C1.1
SHEET 4 OF 8